

Adv. Rekha V. Patil

*Residence : M-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455, 2224456,
Mob. 9422283633.*

Title Search Report

dt.01/06/17

Name of the Applicant:-

Shri Sagar Pandit Tade
At post-Jalgaon Tal- Jalgaon Dist-Jalgaon

Purpose of Investigation-

To find out clear marketable title in respect of Plot No 31 total admeasuring area 582.50 sq mts of Shet Gat No. 106/1 At. Nimkhedi kh Tal -Jalgaon Dist-Jalgaon.

Description of the Property -

Plot No 31 total admeasuring area 582.50 sq mts of Shet Gat No 106/1 At Nimkhedi kh Tal & Dist. Jalgaon is in the name of - Shri Sagar Pandit Tade Jalgaon From Shri Pradip Anandram Jakhete

Captioned Property is Bounded as-

On Easternside - Gat No.106/2
On Westernside - Road
On Northerside - Road
On Southernside - Plot No .32

Past and Previous Title Investigation -

- 1) N.A.Order given by Collector Jalgaon bearing order Jamin/1086/10606/2094 dt.03/03/1987 of Shet Gat No 106/1 As per the Layout Plot No. 31 area 582.50 sq mts. Therefore Mutation entry No. --was effected in record of right.

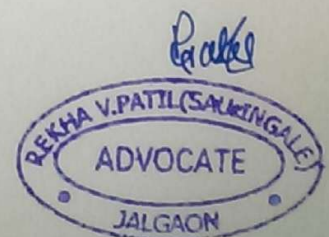


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- 2) Thereafter I found that Sale deed on dt 15/12/1987 Shri Harshal Durlabhaji Shah & Shri Indravadan Shivilal Shah executed registered Sale deed of Plot No 31 admeasuring area 582.50 sq. mts of Gat No 106/1 of Nimkhedi Kh. in favour of Shri Sunay Bhikamchand Saraswat Jalgaon for consideration of Rs 31,000 /- & Sale deed is found to be duly registered at sr No.8661 in the office of Sub-Registrar Jalgaon therefore mutation Entry No. 2749 was effected in record of right
- 3) Thereafter I found that Sale deed on dt 15/05/2010 Shri Sunay Bhikamchand Saraswat executed registered Sale deed of Plot No 31 admeasuring area 582.50 sq. mts of Gat No 106/1 of Nimkhedi Kh. in favour of Shri Pradip Anandram Jakhete for consideration of Rs 18,30,000 /- & Sale deed is found to be duly registered at sr No.2471 in the office of Sub-Registrar Jalgaon-I therefore mutation Entry No. 11373 was effected in record of right
- 4) Thereafter I found that Sale deed on dt 06/08/2016 Shri Pradip Anandram Jakhete executed registered Sale deed of Plot No 31 admeasuring area 582.50 sq. mts of Gat No 106/1 of Nimkhedi Kh. in favour of Shri Sagar Pandit Tade for consideration of Rs 47,80,000 /- & Sale deed is found to be duly registered at sr No.3279 in the office of Sub-Registrar Jalgaon-I
- 5) Thereafter I found that T.D.R. Sale deed on dt 29/11/2016 Shri Pravin Vasudevo Khadke, Sau Lalita Liladhar Chaudhari, Shri Anil Jagannath Khadke, Shri Sanjeev Nilkanth Zambare executed registered T.D.R. Sale deed of admeasuring area 234.00 sq. mts of Survey No 11/2 of khedi Bk in favour of Shri Sagar Pandit Tade for consideration of Rs 2,00,000 /- & T.D.R. Sale deed is found to be duly registered at sr No.3601 in the office of Sub-Registrar Jalgaon-III.
- 6) Thereafter I found that T.D.R. Sale deed on dt 20/01/2017 Shri Pravin Vasudevo Khadke, Sau Lalita Liladhar Chaudhari, Shri Anil Jagannath Khadke, Shri Sanjeev Nilkanth Zambare (No 1 Self & G.P.A. of No 2 to executed registered T.D.R. Sale deed of admeasuring area 6.00 sq. mts of Survey No 11/2 at khedi Bk in favour of Shri Sagar Pandit Tade for consideration of Rs 5,000 /- & T.D.R. Sale deed is found to be duly registered at sr No.148 in the office of Sub-Registrar Jalgaon-III.

I have seen that on dt 20/01/2017 Shri Sagar Pandit Tade has obtained Commencement Certificate No TP/BP/1206 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot



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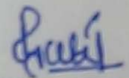
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7/12 Extract dt. / /2017 evident that Captioned property is owned & Possessed by Shri Sagar Pandit Tade it further evident that captioned property is clean, clear, marketable & free from all encumbrances & dues.

Opinion -

After Perusal of documents made available to me and search taken from the office of Sub-Registrar office Jalgaon of Captioned Property for the period 2005 till dt. 01/06/2017 I opined that title of Shri Sagar Pandit Tade is the absolute owner of Plot No 31 admeasuring area 582.50 sq. mts of Gat No 106/1 of Nimkhedi Kh.along have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues.

Jalgaon



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REKHA V. PATIL (SauIngale)
ADVOCATE B.A.L.L.B.
N.27 B, Mahavir Nagar, Jalgaon
M.9422283633, 0257-2224455